

BOARD OF ZONING APPEALS AGENDA JULY 18, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **July 18, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. MARCELA A. LAUREANO/PLEASANT WAY DAYCARE, SP 2018-MA-021 Appl. under Sects. 3-303, 8-305, 8-914 and 8-923 of the Zoning Ordinance to permit a home child care facility and a reduction in minimum yard requirements based on an error in building location to permit a deck (at grade patio) to remain 3.3 ft. from a side lot line and a fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with VC 2018-MA-003) (*Admin. moved from 6/20/18 at appl. req.*)
- E. Estes
Admin.
Moved to 9/12/18 at appl. req.
- 9:00 A.M. MARCELA AMANDA LAUREANO, VC 2018-MA-003 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30 percent. Located at 7488 Pleasant Way, Annandale, 22003 on approx. 15,826 sq. ft. of land zoned R-3. Mason District. Tax Map 60-3 ((4)) 1. (Concurrent with SP 2018-MA-021). (*Admin. moved from 6/20/18 at appl. req.*)
- E. Estes
Admin.
Moved to 9/12/18 at appl. req.
- 9:00 A.M. DEBORAH P. VILLAGRA AND GREEN FROG LLC, SP 2014-SU-238 Appl. Under Sects. 3-503 and 8-305 of the zoning ordinance to permit a home child care facility. Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with VC 2018-SU-010). (*Indefinitely deferred from 6/10/15 at staff's req.*) (*Reactivated on 7/23/15.*) (*Indefinitely deferred from 11/4/15 at staff's request.*) (*Reactivated 6/2/17.*) (*Admin. moved from 9/20/17, 11/1/17, and 12/6/17 at appl. req.*) (*Indefinite deferral from 1/24/18 at appl. req.*) (*Reactivated on 4/10/18.*) *****Staff to do notices*****
- K. McMahan
Admin.
Moved to 10/3/18 at Appl. req.

- 9:00 A.M. DEBORAH P. VILLAGRA AND GREEN FROG LLC, VC 2018-SU-010 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit front yard coverage exceeding thirty percent, (paved for parking). Located at 14700 Braddock Rd., Centreville, 20120 on approx. 8,848 sq. ft. of land zoned R-3 and WS. Sully District. Tax Map 54-1 ((13)) (25) 39. (Concurrent with SP 2014-SU-238). *****Staff to do notices*****
- K. McMahan Admin.
Moved to 10/3/18 at Appl. req.
- 9:00 A.M. SEAN A. SHANAHAN AND SUE A. FULTON A 2018-MV-001 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the appellant has erected an accessory structure (pergola) which exceeds 7 feet in height and is located within the 10-foot minimum required side yard in violation of Zoning Ordinance provisions. Located at 6424 Cygnet Drive Alexandria, VA 22307. On approx. 8402 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 93-1 ((28)) (4) 6. (*Admin. moved from 4/25/18 at appl. req.*)
- S. Morgan Admin.
Moved to 9/12/18 at appl. req.

Public Hearings

- 9:00 A.M. JENNIFER M. PENA, SP 2018-MA-039 Appl. Under Sects. 8-923 and 10-104 of the zoning ordinance to permit a fence greater than 4.0 ft. in height in a front yard of a corner lot. Located at 3015 Beechwood Ln., Falls Church, 22042 on approx. 20,646 sq. ft. of land zoned R-1. Mason District. Tax Map 51-3 ((6)) 63.
- B. Krasner Approved
- 9:00 A.M. KEIKO CHIGIRA/KENNETH SHIN, SP 2018-SP-041 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit an accessory storage structure to remain 4.5 ft. from a side lot line and 5.4 ft. from the rear lot line, a second accessory storage structure to remain 0.3 ft. from the rear lot line, and a third accessory storage structure to remain 0.7 ft. from the rear lot line and 6.5 ft. from a side lot line. Located at 13212 Pleasantview Ln., Fairfax, 22033 on approx. 10,385 sq. ft. of land zoned R-3 (Cluster) and WS. Springfield District. Tax Map 45-1 ((3)) (60) 29.
- K. McMahan Approved
- 9:00 A.M. ANTONIO J. RIVERA, SP 2018-MV-045 Appl. Under Sects. 8-923 and 10-104 of the zoning ordinance to permit fence greater than 4.0 ft. in height to remain in a front yard of a corner lot. Located at 8121 Orville St., Alexandria, 22309 on approx. 21,191 sq. ft. of land zoned R-3. Mount Vernon District. Tax Map 101-3 ((2)) 534.
- K. McMahan Approved
- 9:00 A.M. WILL MCCAULEY, SP 2018-MV-042 Appl. Under Sect. 8-917 of the zoning ordinance to permit modifications to the limitations for keeping of animals (potbelly pig). Located at 2214 Huntington Ave., Alexandria, 22303 on approx. 3,997 sq. ft. of land zoned R-8. Mt. Vernon District. Tax Map 83-1 ((13)) 23A.
- E. Estes Approved
- 9:00 A.M. DILEK DEGIRMENCIOGLU/DEE DEE'S CHILDCARE, SP 2018-MA-046 Appl. Under Sects. 3-103 and 8-305 of the zoning ordinance to permit a home child care facility. Located at 3040 Cedarwood Ln., Falls Church, 22042 on approx. 25,878 sq. ft. of land zoned R-1. Mason District. Tax Map 50-4 ((23)) 55.
- E. Estes Approved

- 9:00 A.M. BRETT AND MARY ANNE ANTONIDES, SP 2018-HM-040 Appl. Under Sects. 3-107 and 8-922 of the zoning ordinance to permit a reduction of certain yard requirements to permit construction of an addition 12.4 ft. from a side lot line such that side yards total 33.7 ft. Located at 1213 Shaker Dr., Herndon, 20170 on approx. 32,994 sq. ft. of land zoned R-1 (Cluster). Hunter Mill District. Tax Map 11-2 ((5)) 33.
H. Eddy
Approved
- 9:00 A.M. FERNANDO PAGAN/EMILY PAGAN, SP 2018-DR-034 Appl. under Sects. 2-302, 8-914, 8-923 and 10-104 of the Zoning Ordinance to permit fence greater than 4.0 ft. in height to remain in a front yard of a corner lot and a reduction in minimum yard requirements based on an error in building location to permit an addition (open deck with lattice below) to remain 2.0 ft. from the rear lot line and 7.2 ft. from a side lot line. Located at 1701 Esquire Ln., McLean, 22101 on approx. 13,363 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-3 ((45)) 14A. (Concurrent with VC 2018-DR-007). (*Admin. moved from 7/11/18 at appl. req.*)
H. Eddy
Approved
- 9:00 A.M. FERNANDO PAGAN/EMILY PAGAN, VC 2018-DR-007 Appl. under Sects. 3-307 and 18-401 of the Zoning Ordinance to permit an accessory storage structure in a front yard of a lot containing 36,000 sq. ft. or less. Located at 1701 Esquire Ln., McLean, 22101 on approx. 13,363 sq. ft. of land zoned R-3. Dranesville District. Tax Map 31-1 ((45)) 14A. (Concurrent with SP 2018-DR-034). (*Admin. moved from 7/11/18 at appl. req.*)
H. Eddy
Approved
- 9:00 A.M. STRATFORD RECREATION ASSOCIATION, INC., SPA 76-V-303-03 Appl. under Sects. 3-303 and 8-401 of the Zoning Ordinance to amend SP 76-V-303 previously approved for swim and tennis club to permit modification of development conditions. Located at 2300 Brinitzer Wy. / 2300 Camden Ct., Alexandria, 22308 on approx. 5.76 ac. of land zoned R-3. Mount Vernon District. Tax Map 111-1 ((1)) 10.
H. Eddy
Approved
- 9:00 A.M. JOSE A. BENITEZ AND BLANCA I. BENITEZ. A 2018-LE-014 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that an accessory storage structure (shed) is located on the property which exceeds eight and one-half (8 1/2) feet in height and is located closer than the minimum required side yard to the side lot line, and closer than the distance equal to the height of the structure from the rear lot line, in the R-4 District, in violation of the Zoning Ordinance provisions. Located at, 3710 Trigger Court, Alexandria 22310. On approx. 10,213 sq. ft. of land, zoned R-4. Lee District. Tax Map No. 82-4 ((14)) (16) 19.
S. C. Williams
Withdrawn

JOHN F. RIBBLE III, CHAIRMAN